

DISTRICT VI ADVISORY BOARD

Minutes

Monday
October 1, 2001
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland

Members Present

Linda Matney
John Van Walleghen
Bob Wine
Bob Schreck
David Pendergraft
Rosalie Bradley
Doratheia Sloan
Bickley Foster

Members Absent

Wintilio Ortiz
Veronica Casados
John Cohoon

Guests

listed at end

Council Member Fearey called the meeting to order at 7:05 p.m. and welcomed guests. DAB members were then asked to introduce him or herself and the neighborhood association area or appointment they represented. A brief overview of the new *Neighborhood City Hall* was presented along with the introduction of the Customer Service Clerk Lucy Mayen.

After introductions were complete, **Council Member Fearey** asked to approve modifies or amends to the September 5th and 19th DAB meeting minutes presented.

- ❑ September 5th DAB minutes were amended: under *Item #3 Proposed Affordable Workforce Housing Project* to include comments made by Wendell Turner, North Chisholm Creek neighborhood association president, about his concerns towards the applicant due to his problem with his previous grant still outstanding. Also, landlord Francisco Banuelos who has many rental properties in this same area and has trouble filling the apartments. He has bigger apartments for less money than what is offered in this proposal. Approval of the September 5th minutes with amendments. **(Schreck/Wine 8-0)**
- ❑ September 19th minutes were approved as submitted **(Schreck/Wine 7-1/VanWalleghen).**

Council Member Fearey asked to approve modifies or amends to the agenda presented. Agenda was approved as submitted with nine (9) items noted. **(Schreck/ Matney 8-0)**

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

No items were submitted

PLANNING

1. **CON2001-0052 Conditional use to allow ancillary parking for a retail use on property zoned "SF-5" Single Family Residential**

DAB Members were provided the public notice and MAPD staff comments for review.

The applicant, Wilbur Kruse was present to answer any questions and agreed to all recommendations made by MAPD staff.

There were no neighborhood residents present to oppose the request.

The DAB Members expressed the following (*Responses in italics*): 1) how many lots were on this property (*2 lots*); 2) where is the building in relation to the parking (*northern 200 feet of Lot 3*); 3) how will traffic exit (*one entrance only onto 29th street*); and 4) storm sewer availability (*new storm sewers available*).

*****Action taken: DAB members voted 8-0 to recommend Approval of the *Conditional Use* request based on staff recommendations. (**VanWalleghen/Schreck 8-0**)

2. **HPC2001-00118 Historic Landmark Designation/Northwest corners of Waco and W. Back Bay Blvd.**

Intern Shelly Berger made presentation for the historic landmark request. **Member Matney** asked if there would be an impact on any people living there? Response was no. **Member Van Walleghen** stated that it was an intriguing building.

*****Action taken: DAB members voted 8-0 to recommend Approval based on staff recommendations. (**Matney/Sloan 8-0**)

BOARD AGENDA

3. **Housing Programs**

Mark Stansberry, Housing staff gave an overview of the programs available through the Housing Department. Two of the more popular programs are the *Homeownership 80* program (which offers first time home buyer assistance including down payment and closing costs) and the *Tax Rebate* program (provided for new construction, additions to existing property and rehabilitation) and is established for five (5) years. All these programs are eligible if located within the city's Redevelopment Incentives Area and Local Investment Area and applicant is within income guidelines. Income guideline was based off of Census information for the area.

*****Action taken: Receive and file.

4. **Wichita Sedgwick County Comprehensive Plan MAPC recommendations as of 9-27-01**

Tonia Fairbanks, MAPD staff was present to discuss the Proposed Policy Text changes. *Following are questions, or comments and answers asked during presentation:*

Locational Guideline #1

Member Wine said that if MAPD or MAPC could not do better then what we already have, then the guideline should be left alone. He did not think that "near" or "encouraged to locate near" were better than adjacent. He thinks that the proposed amendments weaken the guideline.

Locational Guideline #5

Member Van Walleghen said that we should leave the guideline as it was originally written. This will weaken the right to zone car lots. He is worried about increasing traffic on residential streets.

Member Bradley also prefers the old guideline.

Member Foster asked when did car lots become a neighborhood service? Cars on South Broadway are being sold out of a Recreational Vehicle. This is ridiculous.

Council Member Fearey stated that MAPC approves a case and City Council deny the same case. MAPC does not take into consideration recommendations from the DAB.

*****Action Taken: DAB VI Neighborhood Assistant will determine what advisory role (bylaws-ordinance)the DAB's have in relation to the MAPC. (**Foster/Bradley 8-0**)

Locational Guideline #6

Members Foster, Cohoon, and Bradley feel that MAPC's recommendation weakens the guideline too much. They would prefer to see MAPD's proposed amendment included in the Comprehensive Plan.

1C.2

Member Foster feels that a statement should be included about the location of the clustered/bundled subdivisions. He feels that they should be located in areas where services will not be provided in the near future and should not be located within Wichita's 2010 or 2030 growth boundaries.

Member Bradley feels that the proposed amendment could cause another 4-Mile Creek problem. She feels that people located in the 4-Mile Creek area should be required to hook up to services if they are available.

Land Use Guide

Member Foster said that MAPD should look at Bentley's growth boundary. He said that the growth is occurring on the eastside of the city.

*****Action Taken: Motion for second meeting on Oct. 17th. Members would like time to review the material in more detail before they make any recommendations. Request that staff is present. (**Matney/Schreck 8-0**)

5. **Problem Properties**

None were submitted

6. **Updates on Previous Issues**

KDHE Secretary Graeber has decided not to issue a permit to construct a C&D Landfill as proposed by C&D Recyclers of Kansas (Ritchie). KDHE staff reports the Secretary has determined that the rulings of the Kansas Supreme Court block his ability to process the permit application. Ritchie is said to be considering other options to be able to get into the C&D disposal business

7. **Neighborhood Reports**

Benjamin Hills- **Member John Van Walleghen** was voted president for another term.

Action taken: Receive and file.

8. **Presentations on Adoption of 2000 International Building Codes**

Overview presentation from *Kurt Schroeder, OCI Director* on the International Building Codes. Also present was *Lonnie Wright, Plumbing Board* asked for the DAB to not adopt the IBC and wait for more information on the NFPA.

Nancy McNabb, NFPA, asked that the DAB evaluate codes. *Ms. McNabb* promised free training about codes. We believe in education for safety to community.

Member Foster asked is your material geared to international publication? Yes – No foreign county that has adopted the (IBC codes). Foreign countries look at ours and make up their own. Standards have been adopted internationally.

Allan Inlow, IAPMO asked the DAB not to adopt codes without going through comparison.

Member Van Walleghen asked does the city need to be in a hurry to adopt codes. *Schroeder* said in order to stay current, yes.

Member Bradley asked if there are a lot of major changes? *Schroeder* stated not a lot but some significant changes.

Council Member Fearey said there would be side-by-side comparison.

Member Foster -How does work international impact Wichita? *Schroeder* said people look at us in the United States for development compilation of codes used.

Member Wine asked if State not taking action and we do adopt: what are our risks if State goes with alternative plan? *Schroeder* commented there was no State wide building code. **Wine** asked about change in laws, as resident sells and brings building come up to code and then three years down the line old building out of compliance again.

Member Sloan stated it was a good plan to change. She is on the board. *Mr. Schroeder* said the next steps were to present to the City Manager and then it will go to a City Council workshop.

*****Action taken: Motion for second meeting on Oct. 17th. Members would like time to review the material in more detail before they make any recommendations.

9. **21st and Arkansas intersection**

Staff presentation from *Jim Armour* on the widening of this intersection.

Gas and water lines were done in January and this was not to disruptive to the area.

It will take two months for paving in March, we will close Arkansas ½ at a time North of 21st St. will be 1st phase- 8weeks, then South ½ for 5-6 weeks. Staff has talked to the church and school south of the intersection and given advance notice. Shelton & Rosenthal streets will direct traffic. There are many entrances to the QuikTrip, so this shouldn't cause a problem for that business.

Member Foster asked what has happened to Midtown Plan? **Council Member Fearey** stated it has been shelved. This intersection needed work on it and east on 21st street has been resurfaced. Once the recommendation on Bridge Floodway is complete we will look again at the North Midtown Plan.

Action taken: Receive and file.

ANNOUNCEMENTS

- ❖ 13th and Biting: sanitary sewer services the entire park.
- ❖ October 10th – Bridge over floodway Task Force meeting, 7:00 p.m. Neighborhood City Hall.
- ❖ October 11th - ACH board presentation about sex offenders. If interested please attend.
- ❖ Art and Humanities Daze - first time event - please participate
- ❖ Youth on DAB- introduced *Kyle Irvin* to be serving on the board. Welcome and we will contact the counselor at North High to see if a Hispanic female would also be interested in serving on the DAB.

With no further business to discuss, meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Terri Dozal
District VI Neighborhood Assistant

Guests:

Merl Hollis	2307 N. McLean Blvd. 67204
Jerry Prichard	1607 N. Clarence, 67203
Julie Irvin	Central Inspection staff
Lymon Edwards	2623 N. Valleyview
Kathy Dittmer	823 Litchfield, 67203
Francisco Banuelos	2209 N. Waco
Donna Goltry	MAPD
Berle and Maurine Willis	3834 Woodrow, 67204
Wilbur F. Kruse	1641 Womer, 67203
Shelly Berger	528 Pattie, 67211
Officer Ryan	WPD
Lucy Mayen	staff
Elizabeth Bishop	8515 Longlake, 67207
Jim Armour	staff
Lonnie Wright	2320 Alameda
Nancy McNabb	4517 Goodfellow Dr. Dallas, Texas 75229
Bob Shepherd	11815 Kenny Lane
Allen Inlow	758 Eastridge